



City of Grover Beach Planning Division

OBJECTIVE DESIGN STANDARDS SUBMITTAL CHECKLIST FOR SINGLE-UNIT DWELLINGS

154 South Eighth Street | Grover Beach, CA 93433 | Phone (805) 473-4520 | www.groverbeach.org

If choosing to comply with the City of Grover Beach objective design standards for a single-unit dwelling development, the information on this Checklist **must** be submitted with your project to be accepted for review. These are the minimum requirements and additional information and plans may be required to evaluate your application following initial review by staff. A copy of this list will be used to check your application for completeness after it is submitted. **Applications not containing the necessary information as shown on this Checklist will not be accepted for review. Check each “Complete” box under “Applicant” to indicate that the information has been provided and sign below. If you believe an item is not applicable to your application, check the “N/A” box under “Applicant” and provide justification why the standard does not apply.** If you have any questions regarding this form or are uncertain if a specific requirement applies to your project, please contact the planning staff at (805) 473-4520 or via email at comdev@groverbeach.org.

The objective development standards listed below are in addition to information, plans, etc. required per the Major Permits Checklist for Projects with Improvements if submitting concurrently with a building permit. If submitting as a “Pre-Application”, please utilize this checklist, in addition to the Pre-application checklist.

Please refer to Development Code Section 4.25.010 (Purpose and Applicability) and Section 4.25.020 (Single-Unit Dwellings Design Standards) to ensure compliance with all applicable standards for the zone in which the development is located. The objective design standards in Development Code Section 4.25 supersede any other standards to the contrary that may be provided in the Development Code as they pertain to single-unit dwellings (single family dwellings).

Driveways			
Applicant		City Staff Complete	Driveway Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Interior Lots Only one driveway provided, except as permitted by Section 3.50.100 (Parking Design and Driveway Standards). Corner lots may have one driveway on each frontage.
If Applicant checked “N/A”, additional detail may be provided here:			
Massing (Only applies to developments with upper stories) See Attachment for additional details/graphic examples.			
Applicant		City Staff Complete	Massing Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two or More Stories Upper story floor area does not exceed 80 percent of the floor area of the first floor.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	First Story: Floor Area Calculations First floor calculations include all interior living areas, including interior and exterior staircases, attached garages, and covered porches connected to the first floor.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upper Stories: Floor Area Calculations Upper floor calculations include all interior living area with walls; all staircases; porches, decks, and balconies that are covered by a roof structure; and all cantilevered structures that extend beyond the first-floor footprint that do not extend to the ground, including but not limited to living area, roof decks, bay windows, chimneys, and staircases; as well as any mezzanines, lofts, or other partial floor areas.

If Applicant checked "N/A", additional detail may be provided here:

Façade Articulation: Front and Street

Applicant		City Staff Complete	Façade Articulation: Front and Street Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall Plane Variation Wall plane variation consists of: <i>(Select one of the following two options)</i>
			Check Mark Only The One(s) That Apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Wall Plane Variation Wall plane variation of at least two feet in depth and five feet in length have been provided for relief every 25 feet of front and street side building façades; or</p> <p>Pop-out Elements Pop-out elements (such as bay windows and porches) may be provided to achieve the same effect. Bay windows shall extend a minimum of one foot from the building facade. Porches shall extend a minimum of five feet from the building façade.</p>
			Building Materials Articulation in building materials consist of: <i>(Select one of the following two options)</i>
			Check Mark Only The One(s) That Apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Change in Materials Two, or more, exterior building materials have been used. Glass for windows is not considered one of the two materials.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application of Building Material(s) Two, or more, different applications of the same material have been applied.

If Applicant checked "N/A", additional detail may be provided here:

Façade Articulation: Side and Rear *(Only applies to development with upper stories)*
See Attachment for additional details/graphic examples.

Applicant		City Staff Complete	Façade Articulation: Side and Rear Requirements
Complete	N/A		
			Blank Walls Prohibited Two or more forms of the following has been provided every 15 feet [on upper stories] of side and rear side building façades. <i>(Select a minimum of two of the following six options)</i>
			Check Mark Only The One(s) That Apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Option 1 Windows
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Option 2 Change in plane (two feet minimum and five feet maximum)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Option 3 Use of more than one surfacing material (with the secondary material covering at least 25 percent of the façade)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Option 4 Balconies
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Option 5 Shutters
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Option 6 Similar elements that achieve the same effect

If Applicant checked "Similar elements that achieve the same effect", please describe application used here:

If Applicant checked "N/A", additional detail may be provided here:

Building Materials

Applicant		City Staff Complete	Building Material Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prohibited Materials No prohibited materials were used (vinyl and aluminum siding, T-111 plywood, and exterior insulation finishing system (EIFS).

If Applicant checked "N/A", additional detail may be provided here:

Primary Entrances

See Attachment for additional details/graphic examples.

Applicant		City Staff Complete	Primary Entrance Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Orientation: Interior Lot Primary entrance is oriented toward the abutting street.</p> <p>Orientation: Corner Lot Primary entrance is oriented toward either abutting street.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Accessibility Primary entrance of the unit is accessed and facing the adjacent sidewalk / Street.</p> <p>No Sidewalk Present Where no sidewalk exists, the connection shall be to the abutting public street.</p> <p>Exception 1 Access is solely from a private driveway because garage face is perpendicular to the street or on a flag lot.</p> <p>Exception 2 Access is solely from a private driveway because development is on a flag lot.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Front Entry Feature Entryways consist of:</p> <p>Porch A front porch with a minimum depth of five feet, as measured from the building façade to the posts, and a minimum length of eight feet; or</p> <p>Recess or Stoop A recess or stoop measuring at least four feet by four feet which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.</p>

If Applicant checked "N/A", additional detail may be provided here:

Roofs
 See Attachment for additional details/graphic examples.

Applicant		City Staff Complete	Roof Requirements
Complete	N/A		
			Variety in Height and Roof Forms Articulation has been provided through:
Check Mark Only The One(s) That Apply			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eaves and Parapets Eaves and decorative parapets or other modern roof structures and lines (except for roof types that comply with Roof/Architectural Style or Flat Roof below).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof/Architectural Style Roof style is consistent with the building architectural style used.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flat Roof A rooftop deck may be provided on a flat roof (otherwise flat roofs are prohibited).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roofline Variation Changing roof heights, roof slope angles, and dormers have been used.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prohibited Materials No prohibited materials were used (Corrugated metal, galvanized metal, or similar sheets and panels).

If Applicant checked "Roof/Architectural Style", please describe application used here:

If Applicant checked "N/A", additional detail may be provided here:

Privacy Considerations (Only applies to developments with upper stories)
 See Attachment for additional details/graphic examples.

Applicant		City Staff Complete	Privacy Consideration Requirements
Complete	N/A		
			Upper Stories Where a new interior residential space will have an uninterrupted line of sight to windows of a primary interior space at the same floor level within 20 feet, select one of the following three options:
Check Mark Only The One(s) That Apply			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Glazing The glazing of the new building is offset horizontally from the existing glazing by a minimum of 12 inches. (Provide Section to verify this has been complete. Section to include adjacent building(s)).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Type Opaque or clerestory windows have been used.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Location Windows have been located at least five feet above the finished floor, as measured from the bottom of the window/windowsill. (Provide Section to verify this has been complete. Section to include adjacent building(s)).

If Applicant checked "N/A", additional detail may be provided here:

I, the undersigned Applicant/Representative, have verified that all the submittal items required on this Checklist are included in the application materials and/or plans.

Signature

Date

Print Name